

**DAVE VO**  
Chairperson

**KIMBERLY HO**  
Vice Chairperson

**MICHAEL TURRO**  
Commissioner

**SAMUEL OH**  
Commissioner

**DON ANDERSON**  
Commissioner



# **AGENDA**

## **PLANNING COMMISSION**

### **REGULAR MEETING**

**June 20, 2012**

**6:30 p.m. – Council Chambers**

**8200 WESTMINSTER BOULEVARD  
WESTMINSTER, CALIFORNIA 92683**

If you need special assistance to participate in this meeting, please contact the Planning Division at (714) 548-3247. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 American Disabilities Act Title II)

## **AGENDA INFORMATION**

### **MEETINGS**

Regular Meetings of the Planning Commission are held the first and third Wednesday of each month at the hour of 6:30 p.m. While in the City Council Chamber, please *turn off* all cellular phones and pagers.

### **AGENDA INFORMATION**

The agenda contains a brief general description of each item to be considered. The agenda and supporting documentation is available for public review at the rear entryway of the Council Chambers prior to the meeting. On the Friday prior to the meeting, the agenda can be accessed on the City's web site at <http://www.westminster-ca.gov>.

### **ATTENDANCE AND PARTICIPATION BY THE PUBLIC**

Except as specifically provided by law for closed sessions, all meetings of the Planning Commission shall be open and public. Every agenda for regular meetings of the Planning Commission provides the public an opportunity to directly address the Planning Commission on items of interest to the public that are within the subject matter jurisdiction of the Planning Commission or on any agenda items. NO action may be taken on items not listed on the agenda unless authorized by law. Unless otherwise extended by the Planning Commission, the amount of time for each individual speaker shall not exceed five (5) minutes.

### **PUBLIC USE OF COUNCIL CHAMBER EQUIPMENT**

All computer presentations must be e-mailed or provided on a CD-ROM to the Planning Manager at least 48 hours prior to the meeting. Items to be displayed on the overhead projector must be submitted to the Planning Manager for review by staff to verify appropriateness for general audiences by noon on the day of the meeting and prior to the use of the equipment.

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June 20, 2012

6:30 P.M.

## CONVENE PLANNING COMMISSION MEETING

### 1. ROLL CALL: VO, HO, ANDERSON, OH, TURRO

PRESENT:

ABSENT:

### 2. SALUTE TO FLAG:

### 3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

### 4. EX PARTE COMMUNICATIONS

THIS SECTION IS INTENDED TO ALLOW ALL OFFICIALS THE OPPORTUNITY TO REVEAL ANY DISCLOSURE REGARDING SITE VISITS OR EX PARTE COMMUNICATION ABOUT THE PUBLIC HEARING AND REGULAR BUSINESS ITEMS.

### 5. SPECIAL PRESENTATIONS – None

### 6. ORAL COMMUNICATIONS

MEMBERS OF THE AUDIENCE MAY ADDRESS THE COMMISSION ON MATTERS OF PUBLIC INTEREST, WHICH PERTAIN TO THE CITY AND ARE NOT OTHERWISE ON THE AGENDA. MEMBERS OF THE PUBLIC WISHING TO ADDRESS PUBLIC HEARING ITEMS SHALL DO SO AT THE TIME OF THE PUBLIC HEARING. IF YOU WISH TO SPEAK, PLEASE COMPLETE A "REQUEST TO SPEAK" FORM AVAILABLE IN THE LOBBY OF THE COUNCIL CHAMBERS, AND SUBMIT IT TO THE CLERK. WHEN CALLED, PLEASE STEP FORWARD TO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THREE MINUTES.

### 7. APPROVAL OF MINUTES – Regular Meeting May 16, 2012

### 8. PUBLIC HEARINGS

ANYONE WISHING TO SPEAK ON AN OPEN PUBLIC HEARING IS REQUESTED TO COMPLETE A BLUE SPEAKER SLIP THAT IS PROVIDED AT THE ENTRANCE TO THE COUNCIL CHAMBERS. PLEASE SUBMIT THE SPEAKER SLIP TO THE CLERK. WHEN YOUR NAME IS CALLED, PLEASE STEP TO THE PODIUM AT THAT TIME AND STATE YOUR NAME AND ADDRESS FOR THE RECORD.

AFTER THE PUBLIC HEARING IS OPENED, PERSONS SPEAKING IN FAVOR WILL BE HEARD FIRST, FOLLOWED BY THOSE PERSONS SPEAKING IN OPPOSITION; AND THEN PERSONS SPEAKING IN REBUTTAL. ONLY THOSE

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PERSONS WHO HAVE SPOKEN IN FAVOR WILL BE PERMITTED TO SPEAK IN REBUTTAL. SPOKESPERSON(S) DESIGNATED TO SPEAK IN FAVOR OR IN OPPOSITION WILL HAVE TWELVE (12) MINUTES TO SPEAK. THEREAFTER, EACH PERSON SPEAKING IN FAVOR OR IN OPPOSITION WILL HAVE THREE (3) MINUTES. THE TOTAL TIME FOR SPEAKING IN FAVOR OR IN OPPOSITION SHALL NOT EXCEED 30 MINUTES. THOSE PERSONS SPEAKING IN REBUTTAL WILL HAVE THREE (3) MINUTES EACH, OR A TOTAL OF 20 MINUTES. THE PLANNING COMMISSION MAY USE ITS DISCRETION TO ALLOW A SPEAKER TO EXCEED THE TIME LIMITS.

**NOTE:** IF A CHALLENGE IS MADE BY ANY PARTY IN COURT FROM ACTIONS ARISING OUT OF A PUBLIC HEARING, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE OR IN WRITTEN CORRESPONDENCE DELIVERED AT THE PUBLIC HEARING OR PRIOR THERETO.

## 8.1 Case 2012-08 Conditional Use Permit

**Location: 13690 Goldenwest Street, Suite A (Assessor's Parcel Number 096-051-26)**

### [Staff Report](#)

The applicant is proposing to add a pizza kitchen (takeout only) inside an existing liquor mart; which currently possesses a California Department of Alcoholic Beverage Control Type 21 (Off-Sale General) license, but no Conditional Use Permit for off-sale alcohol from the City. The addition of a pizza kitchen triggers the requirement for a new Conditional Use Permit.

RECOMMENDATION: Staff recommends that the Planning Commission approve the Conditional Use Permit subject to conditions.

## 8.2 Case 2012-15 Administrative Use Permit

**Location: 14580 Brookhurst Street (Assessor's Parcel Number 099-613-48)**

### [Staff Report](#)

Request to allow limited live entertainment between the hours of 11:00 a.m. to 10:30 p.m. at an existing restaurant (Pagolac 7).

RECOMMENDATION: Staff recommends that the Planning Commission approve the Administrative Use Permit to allow limited entertainment in conjunction with an existing restaurant subject to conditions of approval.

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## **8.3 Case 2012-16 Conditional Use Permit Location: 8501 Heil Avenue (Assessor's Parcel Number 107-501-08)**

### **[Staff Report](#)**

An application to operate a convenience store (7-Eleven) 24 hours per day at an existing 2,506 square foot liquor store (Sterling Liquor).

RECOMMENDATION: Staff recommends that the Planning Commission approve a Conditional Use Permit to operate a convenience store 24 hours per day, subject to conditions of approval.

## **8.4 Zone Text Amendment (ZTA) – modifying the sign code relative to political signs. Location: Citywide**

### **[Staff Report](#)**

A Zone Text Amendment to amend portions of the Westminster Municipal Code related to temporary signs including political signs. The proposed amendment may establish maximum time limits for displaying temporary signs including political signs.

RECOMMENDATION: Staff recommends that the Planning Commission consider the amendment and recommend to the Mayor and City Council approval, approval with changes, or disapproval of said Ordinance.

## **9. REGULAR BUSINESS –**

### **9.1 Case 2012-32 Zoning Interpretation Location: 13822 Beach Boulevard (Assessor's Parcel Number 097-054-29)**

#### **[Staff Report](#)**

Review the proposal to fill in the windows on the west elevation of an existing commercial building for consistency with the Design Guidelines.

RECOMMENDATION: Staff recommends that the Planning Commission determine that the closure of the windows as proposed is inconsistent with the City's Design Guidelines.

### **9.2 Proposed Capital Improvement Projects for Fiscal Year 2012/2013**

#### **[Staff Report](#)**

General Plan Conformance finding regarding the proposed Capital Improvements Projects (CIP) for Fiscal year 2012/2013.

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RECOMMENDATION: Staff recommends that the Planning Commission find the projects identified within the proposed Capital Improvement Projects for fiscal year 2012/2013 conform to the City's General Plan.

## **9.3 Consideration to Adopt New Schedule for Planning Commission Meetings**

Due to a reduction in staffing, the Community Development Department including the Planning Division will no longer have Administrative Assistant positions. Among other duties, these positions were responsible for the preparation of minutes and for clerical duties at public meetings. Moving the meeting starting time from 6:30 pm to 4:00 pm would facilitate for other staff members to handle the clerical duties.

Westminster Municipal Code, Chapter 2.44 states that the Planning Commission has the power to adopt rules for the transaction of its business, subject to approval of the City Council.

RECOMMENDATION: Staff recommends that the Planning Commission adopt a new meeting schedule by moving its meeting starting time to 4:00 p.m. from the current starting time of 6:30 p.m.

## **10. REPORTS – None**

## **11. MATTERS FROM THE PLANNING COMMISSION -**

## **12. ADJOURNMENT: To a Regular Meeting on Wednesday, July 18, 2012 at 6:30 p.m. in the Council Chambers.**

DECLARATION: This agenda was posted on the Bulletin Board outside of the Council Chambers, where completely accessible to the public, at least 72 hours in advance of the Planning Commission meeting.

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Alexis Oropeza  
Associate Planner